

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, March 13, 2009, 9:00 AM
DPLU Hearing Room
5201 Ruffin Road, Suite B, San Diego, California**

Documents to be considered as evidence shall be filed with the Secretary of the Planning Commission not later than one week prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive into evidence for good cause shown, or impose reasonable conditions on late-filed documents.

Note: The aforementioned does not apply to materials that are presented at the meeting as part of a visual presentation.

- A. ROLL CALL**
- B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meetings of February 13, 2009 and February 27, 2009**
- C. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.
- D. Announcement of Handout Materials Related to Today's Agenda Items**
- E. Requests for Continuance**
- F. Formation of Consent Calendar**
- G. Director's Report**
 - **Update on Spring Zoning Ordinance Amendments and Water Conservation Landscape Ordinance (Farace) Continued from the meeting of February 27, 2009**
 - **Results from Board of Supervisors' Hearing(s) of Items Previously Considered by the Planning Commission (Gibson)**

Regular Agenda Items

- 1. **[Appeal of the Director Decision to Deny Ruffin /Johnson Tentative Parcel Map; Tentative Parcel Map \(TPM\) 20725; Pala-Pauma Community Plan Area \(Smith\) – Continued from the meeting of February 27, 2009](#)**

This is an appeal of a decision by the Director of Planning and Land Use to deny Tentative Parcel Map (TPM) 20725 because the applicant failed to provide an

acceptable fire protection plan. Specifically, the project does not include secondary access as required by State law (California Code of Regulations Title 14) and the County Fire code. Also, the project site, located near the terminus of Rancho Heights Road in the Pala-Pauma Community Plan Area, cannot be served within the General Plan emergency travel time limit. The applicant proposes to subdivide 73.8 acres into 4 residential parcels, including a remainder parcel. The project site is subject to the (18) Multiple Rural Land Use Designation, and is zoned (A70), Limited Agricultural zone. This item was originally heard by the Planning Commission on July 25, 2008. At that time, the Commission gave the applicant a six month period to resolve the secondary access and response time issues. The applicant submitted no new information to DPLU since the July 2008 hearing.

2. **East Otay Mesa Specific Plan Subarea 1 Specific Plan Amendment; SPA 06-005; Otay Subregional Plan Area (Rosenberg)**

Minor amendments are being proposed to the East Otay Mesa Business Park Specific Plan (Subarea 1) to correct problems related to landscape requirements for public roads, modify the land use plan for the Heavy Industrial area, define development standards for correctional facilities in the Heavy Industrial designation, and miscellaneous corrections to the Subarea 1 plan. The SPA covers an area comprising of 3,300 acres (Subareas 1 and 2), generally located south of Otay River Valley, north of the international border with Mexico, west of the San Ysidro Mountains and east of the City of San Diego and State Route 905 in the Otay Subregional Plan Area.

3. **Appeal of the Denial of the Buxton Variance Modification; V54-161W¹; Sweetwater Community Plan Area (Johnston)**

This is an appeal of the September 25, 2008 decision of the Director of Planning and Land Use to deny Variance Modification V54-161W¹, requesting a reduction in the front yard setback from 50 feet to 35 feet, to allow the construction and use of an addition to the existing single family residence. The project is located at 3747 Avenida San Miguel, in the Sweetwater Community Planning Area.

4. **Lago De San Marcos Condominiums; TM5388RPL³, R07-009; North County Metropolitan Subregional Community Plan Area (Powers)**

The project consists of a Tentative Map for an eight building, 42-unit, residential condominium development. The project also proposes a Zone Reclassification to allow 3-story structures. The units will be served by a private driveway accessed off of Lake San Marcos Drive. The driveway will also serve as easements for public sewer and water utilities. The project site is located on the south east corner of Rancho Santa Fe Road and Lake San Marcos in the North County Metropolitan Subregional Community Planning area.

5. **Guffanti Residence Telecommunications Facility; Major Use Permit P06-057; North County Metro Subregional Plan Area (Lubich)**

This is a request for a Major Use Permit to authorize the construction and operation of an unmanned wireless facility. The facility includes a 35-foot tall flagpole with three (3) panel antennas mounted inside. Supporting equipment consists of a 10' high equipment enclosure and two (2) air conditioning units that will be surrounded by a 9.5-foot high Concrete Masonry Unit (CMU) wall. The project will occupy 376 square-feet of the 1.07 acre parcel. The project is subject to the Current Urban Development Area (CUDA) Regional Land Use Element Policy and (2) Residential General Plan Land Use Designation. The project site is zoned RR1 (Rural Residential) which permits Wireless Telecommunication Facilities under the Tier 4 Classification with the approval of a Major Use Permit pursuant to Section 6985A of the Zoning Ordinance. The project is located at 2250 Tierra Verde Road in the North County Metro Subregional Plan Area.

6. **SDG&E Operator Training Facility; Major Use Permit P88-044W; Central Mountain Community Plan Area (Aquino)**

SDG&E proposes a Major Use Permit Modification to add an operator training facility on a 19.2 acre parcel that is currently used for maintenance and operations involving two buildings, dispatch activities, storage and parking. The existing operations were approved by Major Use Permit, P88-044, in 1989. The proposed training facility will consist of a graded training yard, classroom trailer, fenced area, decomposed granite access road, and parking area. Training will include dozer and grading training, digger derrick training, boom trucks, bobcats and backhoe training. Other training activities include wire stringing, pole-hole digging, pole removal, shoring and grading. Training program will take place 3 to 4 days a month and will include approximately 2 to 6 SDG&E employees per session. The proposed SDG&E operator training facility is located west of Old Highway 80 and Interstate 8, and north of the Old Highway 80 and Buckman Springs Road intersection in the Central Mountain Community Planning Area.

7. **Ildica Street Major Subdivision (18 Condominium Units); Tentative Map and Site Plan; TM 5491RPL³, S06-015; Spring Valley Community Plan Area (Slovick)**

This is a request for a Tentative Map and Site Plan to convert nine existing detached duplex apartments into 18 condominium units. The property is subject to the (7) Residential Land Use Designation of the Spring Valley Community Plan and RV11, Variable Family Residential Use Regulations. The property is located north of Ildica Street between Hawkins and Ildica Way in the Spring Valley Community Plan Area.

Administrative Agenda Items

- H. Report on actions of Planning Commission's Subcommittees.**
- I. Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.**
- J. Discussion of correspondence received by Planning Commission.**
- K. Scheduled Meetings.**

March 27, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
April 10, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
April 24, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
May 8, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
May 22, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 5, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 19, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
July 10, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
July 24, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 7, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 21, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 4, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 18, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 2, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 16, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room

Adjournment

Additional Information:

This Agenda is now available on the County of San Diego's Department of Planning and Land Use web page at www.sdcountry.ca.gov/dplu/index.html. Click on "Planning Commission/ Public Hearings".

Planning Commission actions on items on this agenda are considered taken as of the adjournment of the meeting. Finality and effectiveness of those actions are governed by provisions of laws and ordinances, and may be affected by appeal provisions.

Appeals

Certain decisions of the Planning Commission may be appealed to the Board of Supervisors. Applicable County ordinances should be consulted regarding the actual requirements, which are summarized below:

Major Use Permits, Reclamation Plans & Site Plans Required by Specific Plans:	Filed in office of Planning Commission, within 10 days of Commission decision (Zoning Ord. §7366)
Tentative Maps:	Filed with Clerk of Board of Supervisors, within 10 days of Commission decision (S.D.Co. Code §81.307, Gov. Code §66452.5)
Recommendations Against Zoning Reclassifications:	Filed with Board of Supervisors, within 40 days after Commission recommendation is transmitted to the Board (Zoning Ord. §7506.d)
Environmental Determinations*	Filed in office of Planning Commission within 10 days of Environmental Determination or project decision, whichever is later (S.D.Co. Code §86.404)

No appeal is provided for Commission decisions on Administrative Appeals, Variances, or Minor Use Permits; the Commission decision is final. Commission recommendations on General and Specific Plans (and Amendments), Zoning Ordinance Amendments, and favorable actions on Zoning Reclassifications, are automatically presented to the Board of Supervisors, so no appeal is necessary.

The address for filing with the Board of Supervisors is: Clerk of the Board of Supervisors, Room 402, 1600 Pacific Highway, San Diego, CA 92101. The address for filing with the Planning Commission is: San Diego County Planning Commission, 5201 Ruffin Road, Suite B, San Diego, CA 92123. Appeals must be accompanied by the appeal fee of \$500.00.

*An "Environmental Determination" is a decision by a non-elected County decision maker, to certify an EIR, approve a Negative Declaration or Mitigated Negative Declaration, or determine that a project is not subject to CEQA.